

Urban Renaissance

Policy E4, Urban Renaissance Quarter, Eastleigh

1. Within the urban renaissance quarter as shown on the policies map, the Borough Council will encourage well-designed, people-intensive development that raises the quality of the main approaches to Eastleigh town centre, subject to the site specific policies and criteria set out below. Retail development will not be permitted except in the leisure and cultural zone on Leigh Road (see part d below).

- a. Residential, office and community areas

Within the areas defined on the policies map, development of predominantly 3 storeys will be permitted and development higher than 3 storeys will be appropriate in certain circumstances where development reflects local distinctiveness and would contribute towards a positive relationship with the surrounding area.

- b. Health and education area

Within the area currently occupied by the health centre and specialised education uses north of Romsey Road, as defined on the policies map, redevelopment will be permitted for health and education uses only unless it can be demonstrated that provision is no longer required to meet the needs of the local community.

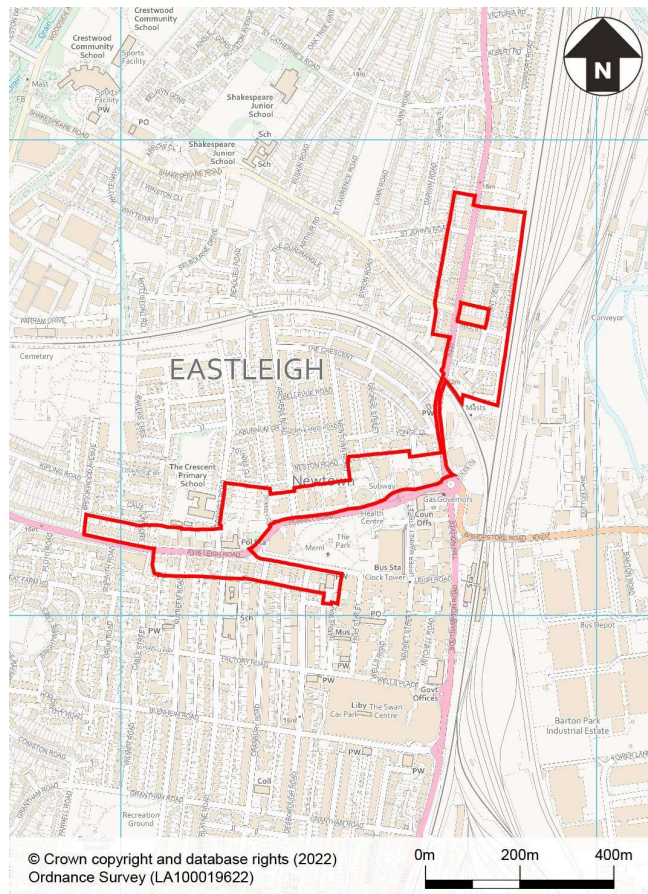
- c. Romsey Road frontage

On the Romsey Road frontage as defined on the policies map, redevelopment or change of use to accommodate offices, housing or a hotel will be permitted provided that exceptional design is delivered.

- d. Leisure and cultural zone, Leigh Road

The Borough Council will seek to strengthen the relationship between the Recreation Ground, The Point and the southern side of Leigh Road as defined on the policies map, by permitting the redevelopment and change of use of premises in this area for restaurants, cafes, community uses, cultural uses and retailing, provided that:

- i. the design of any new buildings or external alterations is of high quality; and
 - ii. the new use is complementary to the cultural or recreational activities that are established at The Point or Recreation Ground.
 - e. All redevelopment proposals must retain the Grade II listed Church of the Resurrection and provide it with an appropriate setting.



- 6.4.27 An Urban Renaissance Quarter has been defined adjoining Eastleigh town centre to the north and west and including the main approaches to the town from Leigh Road, Romsey Road and Twyford Road. The area accommodates a number of uses including higher density housing, community facilities, cultural activities, health and office uses. These uses complement and support the function of the town centre and provide variety and choice, encouraging linked trips in a location accessible by public transport. In addition, taller buildings on the approaches to the town centre enhance legibility by indicating that an area of importance is being approached.
- 6.4.28 Redevelopment within the Urban Renaissance Quarter provides the opportunity to enhance the quality and design of the building stock and associated public realm and build on the success of recent redevelopments in the area. Developers will be required to improve areas that can be viewed by the public such as boundaries, frontages and facades, and to contribute to identified projects that will enable the renaissance of central Eastleigh. Planning permission for 10-20 Romsey Road, allocated in E4(1)(c) above, was approved subject to S106 (F/16/77785).
- 6.4.29 Development proposals in the Urban Renaissance Quarter that are likely to cause significant traffic increases and have been identified as having the potential to have significant effects on the River Itchen SAC through increased emissions and their effects on air quality. Habitats Regulations Assessment is therefore required to support planning applications for significant development in the Urban Renaissance Quarter.